

TRANSFER
TAX
PAIDWARRANTY DEED

006380

KNOW ALL MEN BY THESE PRESENTS, THAT, WINSOME CORPORATION, a Maine corporation duly organized and existing under the laws of the State of Maine, having a principal place of business at Waterville, County of Kennebec and State of Maine

In Consideration of ONE DOLLAR (\$1.00) and other valuable consideration, paid by Eaton W. Tarbell, Jr. of Concord, County of Merrimack and State of New Hampshire, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey WITH WARRANTY COVENANTS, to the said Eaton W. Tarbell, Jr., his heirs and assigns, forever, a certain lot or parcel of land with the building thereon, situated in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows:

Beginning at an iron pin found set on the Northwesterly sideline of the West River Road, said pin being also at the southeast corner of land now or formerly of R & R Enterprises (Kennebec County Registry of Deeds, Book 3156, Page 16);

Thence S 43°-24'-40" W along the northwesterly sideline of the West River Road - 336.60' to a point;

Thence S 33°-08'-16" W continuing along said sideline - 587.47' to a point;

Thence S 31°-43'-25" W continuing along said sideline - 144.20' to an iron pin found set at the northeast corner of land now or formerly of James and Alice Pelotte (Book 1649, Page 120);

Thence N 58°-07'-59" W along the northerly sideline of Pelotte - 563.85' to an iron pin set at the southerly corner of "Parcel Two" as conveyed in Book 4437, Page 039, said Parcel Two being a part of a larger parcel to be conveyed by the Grantor herein to EWT, LLC 3 by warranty deed of even date, to be recorded.

Thence N 22°-25'-59" E along the southeasterly line of the said "Parcel Two" - 1072.40' to an iron pin found set at the easterly corner of "Parcel Two" and being on the southwesterly line of The City of Waterville (Book 1453, Page 852).

Thence S 58°-22'-20" E along the southwesterly line of the City of Waterville and then R and R Enterprises - 819.66' to the point of beginning.

Also conveying all rights, easements, privileges, and appurtenances belonging to the parcel herein conveyed.

The parcel herein conveyed is subject to an easement for the use of utility, water and sewer lines and facilities on the said parcel as shown on a plan entitled Land Title Survey for Eaton W. Tarbell, Jr., by Malcolm E. Harriman, PLS 1259, dated February 13, 1999 and to be

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recorded, for the benefit of an abutting parcel of land shown on a plan entitled Land Title Survey for EWT, LLC 3, by Malcolm E. Harriman, PLS 1259, dated February 13, 1999, and to be recorded.

The parcel hereby conveyed is further subject to a right of entry to and use of the sewerage system as presently existing on the said parcel, the said parcel also being shown as Parcel 1 on a Plan of Crestwood Park for Hamilton Investment Trust by Rowe & Ellis dated June 27, 1977 and recorded in said Registry of Deeds in File #E77075, together with the right to keep, maintain and repair the same. Said right of entry and use, however, shall be subject to a determination by the Waterville Sewerage District that the said sewerage line is adequate for the purposes of serving Parcel 3 on a certain plan dated February 16, 1972 prepared by Richard J. Carey, recorded in Plan Book 42, Page 5, in addition to serving the improvements on Parcel 2 as shown on the said Carey Plan, and Parcel 1 as shown on the said Plan as it may legally be developed. Provided, however, that said right of entry and use shall cease and determine upon the conveyance and transfer by the Grantee, his successors and assigns, of said sewerage system to the Waterville Sewerage District.

The owner of the foregoing rights shall not in the exercise of said right of entry and use, unreasonably interfere with the use and enjoyment of the parcel herein conveyed and in the event of any disturbance of the surface of the land above said sewerage system shall return the surface to its former condition.

This conveyance is also subject to a sewer easement conveyed by Trustees of Hamilton Investment Trust to Paul J. Mitchell under an Agreement dated June 28th, 1977, said sewer easement more particularly described at Page 63 of a Deed recorded in the Kennebec Registry of Deeds in Book 2014.

The parcel hereby conveyed is subject to a public right of way to that road known as "Crestwood Drive" by virtue of an Order providing for acceptance of Crestwood Drive as a public way, Order No. 22 as issued by the City of Waterville City Council on September 16th, 1975, and as depicted on a Plan prepared by Richard Carey, Licensed Surveyor, said Plan dated September 3rd, 1975 and said Plan recorded in the Kennebec Registry of Deeds at Plan Book 38A, Page 43.

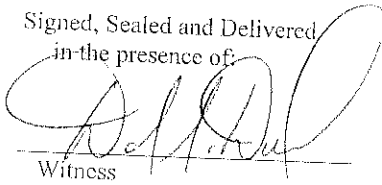
For the Grantor's source of title see Deed of Peoples Heritage Savings Bank dated July 7th, 1993 and recorded in the Kennebec Registry of Deeds at Book 4437, Page 39, wherein the premises hereby conveyed are identified as Parcel 1.

The legal description herein is based upon a 1999 re-survey of the property done by Malcolm E. Harriman, Professional Land Surveyor, as depicted on a Plan entitled "Land Title Survey of Orchard Park Apartments for Eaton W. Tarbell, Jr." to be recorded herewith, subject to all conditions and restrictions on said Plan.

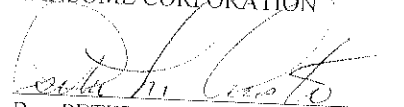
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IN WITNESS WHEREOF, the said WINSOME CORPORATION, has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Peter M. Austin, its President, hereunto duly authorized, this 3 day of MARCH, 1999.

Signed, Sealed and Delivered
in the presence of:


Witness

WINSOME CORPORATION


By: PETER M. AUSTIN
Its duly authorized President


ACKNOWLEDGMENT

STATE OF MAINE
Androscoggin, SS.

MARCH 3, 1999.

Personally appeared the above named PETER M. AUSTIN in his said capacity as President of WINSOME CORPORATION who declared the above instrument to be his free act and deed and the free act and deed of said corporation.

Before me,


NOTARY PUBLIC ATTORNEY AT LAW

DANIEL J. DUNBAR
(print name)

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ATTEST: 
REGISTER OF DEEDS